

**RESOLUTION NO. 2012-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ISSAQUAH, WASHINGTON, APPROVING THE MASTER  
SITE PLAN FOR THE CONFLUENCE PARKS**

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WHEREAS, the Issaquah Parks and Recreation Department submitted an application for a master site plan for The Confluence Parks, and

WHEREAS, on May 4, 2011, the City's Development Commission held a community conference public meeting regarding the project, and

WHEREAS, the Development Commission held a public hearing on February 1, 2012, and

WHEREAS, a Mitigation Determination of Nonsignificance was issued on December 21, 2011, and

WHEREAS, the City Council conducted a closed record review of the project application on February 21, 2012 and February 28, 2012 and considered the March 12, 2012, recommendation of the Council Services and Safety Committee on March 19, 2012. NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON,  
HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council hereby adopts the Development Commission's findings of fact, conclusions and recommendation which are set forth on Exhibit A attached hereto and incorporated by this reference as fully as if herein set forth.

Section 2. The City Council hereby approves the master site plan for the development of the Confluence Parks subject to the conditions as set forth in the Development Commission's findings of fact, conclusions and recommendation, attached hereto as Exhibit A.

PASSED by the City Council this 19th day of March, 2012.

APPROVED:

  
TOLA MARTS, COUNCIL PRESIDENT

APPROVED by the Mayor this 20th day of March, 2012.

  
AVA FRISINGER, MAYOR

ATTEST:

  
CHRISTINE EGGERS, CITY CLERK

APPROVED AS TO FORM:

BY:   
OFFICE OF THE CITY ATTORNEY

**CITY OF ISSAQUAH  
DEVELOPMENT COMMISSION**

IN THE MATTER OF CONSIDERING A MASTER )	
SITE PLAN FOR THE CONFLUENCE PARKS )	FINDINGS OF FACT, CONCLUSIONS
FILE NO: PLN 11-00054 )	AND RECOMMENDATION )
)	

WHEREAS, pursuant to Chapter 18.04.410, Quasi-Judicial Land Use Actions, of the Issaquah Land Use Code, the Development Commission held a public hearing on February 1, 2012, to consider a Master Site Plan for the Confluence Parks.

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard,

THEREFORE, the Development Commission is now satisfied that this application has been sufficiently considered, and hereby makes and enters the following:

**I. FINDINGS OF FACT**

-1-

On August 17, 2011, The Berger Partnership, representing the City of Issaquah Parks and Recreation Department, submitted the application for a Master Site Plan, File PLN11-00054. The application was deemed complete on August 29, 2011.

-2-

The application for The Confluence Parks includes Cybil-Madeline Park, Tollè Anderson Park, Issaquah Creek Parks and the Parks Department Maintenance Facility. The new 15.5 acre public park is proposed to include trails, a bridge over Issaquah Creek, park amenities, informal play areas, shoreline enhancement and the restoration and reconstruction of existing structures on the site.

-3-

The project site is located south of NW Holly Street and west of Rainier Blvd. N. It includes 595 Rainier Blvd. N., 695 Rainier Blvd. N., and 525 1<sup>st</sup> Avenue NW.

-4-

The site currently contains two historic farmhouses and accessory structures of the Anderson and Ek family homesteads. The southernmost parcel is the current location of the City of Issaquah Parks Department Maintenance Facility. The open space portions of the property include the Cybil-Madeline, Tollè Anderson and Issaquah Creek Parks.

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The parcels within Confluence Parks, including the Tollé Anderson, Ek, and Cybil-Madeline, Issaquah Creek properties, are currently zoned "Community Facilities- Recreation" (CF-R). The Parks Maintenance Shop site is zoned "Community Facilities- Facilities" (CF-F). Both of these zones allow Community Parks.

Cybil-Madeline Park and Issaquah Creek Parks have deed restrictions that will continue to limit the permitted uses regardless of zoning. The use of these parcels is limited to open space, with only passive recreational uses, such trails, gardens, and picnic areas.

-6-

The site is designated Community Facilities by the Issaquah Comprehensive Plan, updated January 3, 2011.

-7-

The Comprehensive Plan designates the a majority of the site as within the "Olde Town" Subarea, although the section on the west side of Issaquah Creek is within the "Gilman" subarea. The zoning and proposed use of the property are in compliance with the Comprehensive Plan.

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IMC 18.06.130, the Table of Permitted Land Uses, indicates that a "Community Park" is allowed through a Level 2 Review in the CF-R and CF-F zones. Because the site is greater than 15 acres, however, a Master Site Plan is also required. For the Confluence Parks project, the Development Commission held the open record hearing and the City Council is the decision maker the Master Site Plan.

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Chapters 18.04 (Procedures), 18.07 (Development and Design Standards), 18.09 (Parking), 18.11 (Signs) and 18.12 (Landscaping) of the Issaquah Land Use Code contain the procedures for review, development and design standards, parking requirements, critical area standards and landscaping requirements for the site. These regulations were used to evaluate the development proposal within the "CF-R" and "CF-F" zones.

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A Mitigated Determination of Nonsignificance was issued on Wednesday, December 21, 2011, determining that the application will not have probable significant adverse impacts on the environment. The public comment period for the MDNS ended on January 4, 2012. No comments were received. The SEPA Appeal period ended on January 18, 2012.

The MDNS acknowledges that the Master Site Plan includes limited physical site improvements, no active recreation features, and proposed significant enhancements and restoration of the on-site streams and riparian buffer area. The proposed voluntary enhancements include:

- 1.5 to 2 acres of riparian buffer enhancement
- 10,000 to 12,000 SF of in-channel high flow terrace
- 100 to 150 linear feet of stream armoring (riprap) removal
- 4,000 to 5,000 SF of off-channel habitat reconnection at the North Oxbow
- 10,000 SF to 12,000 SF of off-channel habitat reconnection at the South Oxbow
- Removal of existing structures encroaching into stream buffer

The MDNS also notes that the details of the park construction are not available at the Master Site Plan stage so that the potential impacts of future park improvements could not be fully evaluated. For that

reason, additional environmental review and shoreline permits will be required for each project implementation phase, when more detailed information can be submitted and evaluated.

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A Notice of Application was mailed out to adjacent property owners on September 8, 2011. The Notice of Application was also emailed to residents who had attended the early public open houses and had signed up to be notified of progress of the project. Notice was mailed to approximately 96 adjacent property owners and emailed to approximately 81 interested residents.

On September 13, 2011, the Parks Department posted the Confluence Parks site with the 4' x 4' Proposed Land Use Action sign, and the Affidavit of Installation was submitted on that day.

A notice of the public hearing for the Master Site Plan was published in the Issaquah Press on January 4, 2012. A notice of the public hearing was also mailed and/or emailed to the Parties of Record and adjacent property owners on January 4, 2012. Due to inclement weather, the original hearing date of January 18, 2012 was rescheduled to February 1, 2012.

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There were public meetings and open houses, held prior to formal application submittal, that were hosted by the Parks Department and the Berger Partnership, to gather community input and suggestions for Confluence Park. On August 26, 2010, a meeting on the site provided the first opportunities for the public to brainstorm ideas for the new park. On October 21, 2010, the Berger Partnership revealed three draft concepts for the park. These conceptual site plans were general in nature, and designers gathered additional public feedback concerning overall design. At a meeting on November 18, 2010, the Preferred Design Alternative was presented.

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On March 23, 2011, the City's Project Review Team held a Pre-Application Conference with representatives from the City of Issaquah Parks and Recreation Department and the Berger Partnership, File No. PLN11-00013.

-14-

On May 4, 2012, the City's Development Commission held the Community Conference public meeting for the Confluence Parks project.

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The Development Commission, on February 1, 2012, conducted a public hearing for the Master Site Plan. City staff, the applicant team and the public provided testimony. In addition, there was one email submitted from the public that was entered as an exhibit. The public hearing was completed on February 1, 2012.

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The City of Issaquah Administration recommended approval of the Master Site Plan with conditions.

-17-

The Development Commission, upon completion of the public hearing, recommended approval to the City Council with conditions of the Master Site Plan for The Confluence Parks. These conditions are listed under the section titled "Recommendation" of this document. In accordance with IMC 18.04.510, the Development Commission shall make a recommendation and findings of fact to be forwarded to the City Council.

## II. CONCLUSIONS

Having made the Findings set forth above, the Development Commission makes the following conclusions:

-1-

The Confluence Parks project was reviewed through a Level 5 Review process (Quasi-Judicial Land Use Action) of the Issaquah Land Use Code as required under Chapter 18.04.410. The Development Commission is responsible for reviewing and making a recommendation to the City Council, the decision maker on elements of the Master Site Plan, as required under IMC 18.07.600 (Review) and allowed under IMC 18.07.660 (Approval Criteria).

-2-

In accordance with IMC 18.07.660(F), the Development Commission shall recommend approval of a Master Site Plan to the City Council if the following elements are demonstrated by the applicant in the Master Site Plan application:

1. *Comprehensive Plan Consistency:* *The project is compatible with and permitted by the Issaquah Comprehensive Plan and any other applicable area plan adopted by the City;*

The Comprehensive Plan, as amended January 2011, designates this site as "Community Facilities." This includes Community Facilities-Recreation (CF-R), which is the zoning for most of the park, and Community Facilities- Facilities (CF-F), which is the current zoning of the Parks Maintenance site. The majority of the site also has a Subarea designation of "Olde Town," although the section on the west side of Issaquah Creek is within the "Gilman" subarea. The Comprehensive Plan, like the Land Use Code/Zoning designations of CF-R and CF-F for the property, supports the proposed Community Park use of this Master Site Plan.

The City's Comprehensive Plan, in the "Parks, Open Space and Recreation" chapter and the "Parks, Recreation, Trails and Open Space Element" of Volume 2, address the Growth Management Act (GMA) goals of "open space retention and development of recreational opportunities; conservation of fish and wildlife habitat; increased public access to water; and development of parks."

Section 2.1 Vision, of the Parks, Open Space and Recreation chapter of the Comprehensive Plan states that the City's parks, open space and recreation system is envisioned to perform the following functions:

- a. Parks provide places for active recreation and relaxation, and serve as community gathering places;
- b. Open spaces, forested hillsides and environmentally sensitive areas provide visual relief and protect the community's ecological resources. The City will serve as the stewards of these resources;
- c. Trails, riparian corridors and greenways/greenbelts link areas of open space and wildlife habitat, and provide connections between residential areas and other parts of the City;
- d. Landscaping and street trees provide linear open space along the City's streets;
- e. Provide recreational programming and classes for sports and activities; and
- f. Provide building maintenance of the City's owned and managed public buildings and structures.

Section PK 5 of the Comprehensive Plan currently lists Cybil-Madeline, Tollè Anderson and Issaquah Creek Parks as Undeveloped Parks. The development of the Confluence Parks will certainly help the City meet the values and goals of the Plan, by serving as gathering places for the

community, low impact recreation, preservation of ecological functions and wildlife habitat through the protection of natural open spaces, and providing places of tranquility.

2. Permitted Use Compatibility: *The proposed project will be compatible with permitted land uses in the vicinity of the project site;*

There is a mix of uses surrounding the parks, and a variety of permitted land uses in the vicinity. To the north is a neighborhood of primary multifamily residential uses. To the south is a mix of multifamily, single family and commercial uses. The Darigold Dairy and commercial businesses are located across Rainier Boulevard and along Front Street North. The Issaquah School District Administration Building, Issaquah Valley Elementary School and residential uses are located in the neighborhood to the west. The Park's proximity to all of these different uses is one of the things that make this an ideal location for the project.

The proposed project will be compatible with, and will be a significant amenity to the surrounding neighborhoods and the City as a whole. The Confluence Parks site is just outside of the Central Issaquah Plan area and the park will be a vital piece of the "Green Necklace" that is proposed and supported in the Plan.

There were two members of the public that spoke and the public hearing and expressed concern regarding security issues that may result from the location of parking lots at the south end of the site adjacent to residences. Condition No. 12 was added to the Master Site Plan to require further evaluation of security issues upon review of the subsequent permits for that phase of construction.

3. Site Plan Contents: *The following areas are clearly identified and marked on the Master Site Plan:*

a. *Environmentally critical areas and any required buffer and/or setback area;*

The applicants submitted a "Wetlands and Streams Critical Areas Assessment," Exhibit No. 6, and a subsequent Memorandum, Exhibit No. 15, which clearly identifies the existing critical areas within the Master Site Plan. Additionally, Sheet L101 of the submitted plans (and Figure 4 of the Assessment Report) show the existing and proposed wetland areas, and the existing and proposed riparian stream buffer areas. As stated in the Assessment, "The project strives to achieve a balance between the natural and developed characteristics of the site and its surroundings." Furthermore, a "Main component of the project is the restoration of natural resources on the site."

The proposed trails are generally located outside of the required 100-foot buffer from Issaquah Creek and the East Fork. There will, however, be connections of those trails to the bridge(s) to allow for visual and physical access to the streams and their confluence. The existing site does include structures, the Anderson shed, barn and farmhouse, that are currently within the stream buffers. The shed will be removed, and the barn will be rebuilt as a picnic shelter at the outside edge of the buffer. Further evaluation will be performed with regard to the Anderson farmhouse to determine whether it will be adapted for re-use at its current location or if it will be rebuilt outside of the stream buffer. On the southern Maintenance Shop Site, the existing Parks Maintenance Building and associated impervious surfaces within the stream buffer will be removed.

As stated on Page 4 of the Critical Areas Assessment:

*Impacts to critical areas were avoided and minimized to the greatest extent possible while still meeting park programming needs. Any unavoidable critical areas impacts will be mitigated for by the extensive restoration activities proposed as part of the project.*

As discussed in the Mitigated Determination of Nonsignificance, Exhibit No. 9, additional information and evaluation of critical area impacts, including, for example, a formal delineation of wetland boundaries, will be required as necessary for each phase of the Master Site Plan.

There was a member of the public that spoke at the public hearing and expressed concern regarding the reduced buffer width on the maintenance shop site off of the East Fork of Issaquah Creek. Some members of the Development Commission reiterated that concern. As stated above, further environmental review will be required with each phase of construction, and that issue will be further evaluated as detailed construction drawings are prepared for Phase 4 of the Master Site Plan.

*b. Future development areas and the proposed land use in the form of a project development site plan;*

The submitted set of site plans, Exhibit No. 7, show the development areas and the proposed land uses for each area of the park site. The Project Narrative, Exhibit No. 3, especially in Pages 6 through 8, describes the proposed uses and visions for each section of the Park. This mix of uses includes the bridge and viewing places of The Confluence, the natural play elements of the Westside, the trails, woods and meadows of the Northwest, the Pea Patch and multi-use facility of the Ek House at the Rainier edge, the picnic shelter "Barn" and multi-use facility of the Anderson House further south along Rainier, and the parking lot, picnic facilities and play features of the Parks Maintenance Site.

With regard to the Development Standards of the site that will be used to review the construction permits for each phase, the park development and structures will need to meet the development standards of the Multifamily Medium Density (MF-M) zone, which is the most restrictive contiguous zoning designation, in accordance with IMC 18.07.360.

*c. Areas of historical or cultural significance;*

Included in the Project Narrative, is "Issaquah Confluence Park, Anderson and Ek Properties – Historic Information." This narrative describes, in great detail, the history of both the Anderson and Ek homesteads. It includes family histories and the history of the structures on each site. Also within the Historical Information document, are the "Historic Character-Defining Features" of each of those structures that should be maintained and emphasized with the redevelopment of the sites.

The Tollè Anderson farmstead includes a farmhouse (ca. 1900), barn and garage/shed. The Anderson Farm is not listed on the King County Landmark List, but the property has been determined eligible for National Register listing by the Washington State Dept. of Archaeology and Historic Preservation. The existing Anderson farm buildings are deteriorated and will require re-construction. Because buildings are presently sited within the stream buffer, the barn will be reconstructed farther away from the creek, using similar massing and cladding as the original structures to maintain the historic character. The determination as to whether or not the farmhouse will be reconstructed outside of the buffer will be made soon.



The park site also contains the 1890 Ek Farmhouse, which is not listed in the King County Landmark List but is included in the State's Historic Site Inventory. The Ek house will be retained for future adaptive re-use for public park programs.

d. *Required buffer and setback areas (Chapter 18.07 IMC), required and proposed easements;*

Because this is a City project, there will likely not be any utility or access easements required on the property, and no particular setback areas will be necessary above what is required by Code for the Multifamily Medium Density (MF-M) zone.

4. *Density: Specific densities have been identified for each phase of the proposed development;*

Not applicable.

5. *Streets and Sidewalks: Streets and sidewalks, existing and proposed, are: suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; are adequately designed and delineated on the proposed project development site plan; and are to be completed by the completion date of the development;*

The City of Issaquah Parks Department is coordinating with the Public Works Engineering Department with regard to significant street improvements along Rainier Blvd. North. The right-of-way improvements, including the sidewalk and on-street parking construction, will need to be tied in with each phase of construction.

Sidewalks along the street parking areas and Rainier Blvd. and NW Holly Street will be connected to the trails that meander through the entire site. Once the park development is complete, with the construction of the bridge, all areas of the park will be accessible, through trails and pathways, from each of the streets accessing the site: NW Holly Street, Rainier Blvd. N., 1<sup>st</sup> Avenue NW, and 3<sup>rd</sup> Court NW. With the construction of the bridge, students walking to and from the downtown area and Issaquah Valley Elementary School will have a new alternative route.

The streets and sidewalks are adequately delineated on the development site plans. With regard to design, in keeping with the more rural "farm-like" theme of the park, the street edge will be less formal than the traditional "curb/gutter/planter strip/sidewalk" than is typically required.

There was a public comment received and entered as Exhibit No. 17 that expressed concern regarding the location of the parking stalls for the park along NW Holly Street in relation to a heavily used alley between Rainier Blvd. N. and 2<sup>nd</sup> Avenue NW. The Development Commission added Condition No. 11 requiring that the Public Works Department further evaluate potential traffic conflicts in this area.

6. *Utility Services and Other Improvements: Utility services and other improvements, existing and proposed, are adequate for the development and are to be completed by the estimated completion date of the development as designated in Covenants, Conditions and Restrictions;*

Pages 3 and 4 of the Project Narrative, Exhibit No. 4, address stormwater management, water and sewer utilities for the park. Sheet L300 of the plan set also includes the Civil – Utility Plan. New connections and facilities will be constructed and installed, as required, in coordination with each phase of development.

7. Phasing: Each phase of the proposed development, as it is planned to be completed, provides for the required parking spaces, streets and sidewalks, recreation facilities and parkland, landscape and open spaces, critical area designations and buffers and utility service areas, and rights-of-way necessary for creating and sustaining a desirable and stable environment;

The Site Plan set, on pages L400 through L403, graphically depict the construction and alterations that can be expected during each of the four proposed phases. Furthermore, pages 9 and 10 of the Project Narrative provide a more detailed description of each phase.

It will be important to ensure there is adequate parking developed during each stage to coincide with the public uses that will be phased in. Generally, the locations of the parking areas and the number of stalls are appropriate. The number of parking stalls will need to be more specifically looked at when the uses of the structures are more defined. It is also important to note that handicap parking, in accordance with Table 1106.1 of the International Building Code, will need to be included in each parking area.

8. Subdivision: If a subdivision application is being processed concurrently with a Master Site Plan, conformance with the requirements of Chapter 18.13 IMC shall be required;

Not applicable

9. Design Continuity: Design continuity is achieved through repetition of certain plant species and other landscape materials, certain building materials and other design concepts;

Each of the park sections, from the confluence of the creeks, to the great meadow, to the Ek and Anderson homesteads, will have unique elements, and those unique characteristics are tied together within the larger park design and vision. The agricultural history of the site will be a theme repeated throughout the park, and the historic architectural elements of the existing structures will also be retained and repeated. There is an opportunity to have other themes carried and reflected throughout the park.

10. Accessory Structures: Accessory structures, including street furniture, mailboxes, kiosks and street lighting, will be designed to be part of the overall project design component and will provide uniformity and linkage through the site;

A strong theme and vision will be established for The Confluence Parks through the approval of the Master Site Plan. All of the accessory structures will be selected and approved to be in keeping with the overall design of the park.

11. Nonmotorized Circulation: Linkages for safe circulation for pedestrians and bicycles is provided within the site, and connects adjoining existing and/or proposed sidewalks and bike paths. All developments, including single family subdivisions, must maintain trail access to existing and established trails through dedication of public easements;

Providing pedestrian linkages throughout the site has been of fundamental importance in the design and layout of the parks. Once the park development is complete, with the construction of the bridge, all areas of the park will be accessible, through trails and pathways, from each of the streets accessing the site. With regard to bicycle access, it will be necessary to provide bicycle parking in publicly visible locations throughout the site, in accordance with IMC 18.09.040 and Condition No. 8 has been added to ensure this.

12. Public Access: *Appropriate provisions are made for public access to any lakes, streams and scenic corridors within the site. The access provided must be environmentally sensitive in its design and implementation;*

Providing new and needed access to the Issaquah Creeks and their confluence has been one of the driving forces in the acquisition and design of the Confluence Parks. The unique natural feature of the confluence of Issaquah Creek and the East Fork will be the central focal point of the project. Access to the shorelines, and the views provided by the bridge, will be unlike any other area of the City. This public access has also been environmentally sensitive in its design, and is being provided in conjunction with significant stream and riparian corridor enhancements.

With regard to public use of the site, the applicant team adequately addressed issues that were brought up at the Community Conference, including the concern that there would be too much shading of the pea patch area, multi-generational use of the park and child safety.

13. Signage: *The signage has consistent elements such as color, shape, size, and graphics, which maintains consistency and uniformity throughout the project.*

Page L700 of the plans show entryway signage on the stone wall at the corner of Rainier Blvd. and NW Holly Street. This type of low-impact signage is appropriate for the use of the site. A sign package, with a common design, will need to be established and submitted for each of the accessory uses and structures, like the pea patch, picnic shelter and farmhouses.

-3-

The Development Commission believes that the Master Site Plan, as proposed and conditioned, is consistent with Section 18.07.590(B) of the Issaquah Municipal Code (IMC), which states the following under Purpose:

The purpose of the Master Site Plan process is to provide flexibility to develop large parcels of land (15 acres) or greater, while assuring that:

1. Appropriate provisions are made for but not limited to: water, sanitary sewer, drainageways, utilities, motorized and nonmotorized circulation improvements, police and fire service, and any other applicable services;
2. Critical areas will be protected;
3. Usable open space will be provided;
4. Provisions are set forth for pedestrian and vehicle circulation, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school;
5. Maximum densities are established for each of the proposed land uses, as established in the Table of Permitted Land Uses and District Standards Table;
6. General design elements and linkage components are established per the Master Site Plan approval criteria; and
7. Approval criteria and mitigation measures are established.

-4-

In addition to reviewing the Master Site Plan with regard to the Master Site Plan approval criteria above, the project was also reviewed to ensure that it meets the approval criteria for Nonutility Community Facilities, IMC 18.07.480(E) and the approval criteria for Outdoor Recreation Facilities, IMC 18.07.490 (B).

-5-

Each phase of the build-out of the Park will require additional Planning and/or construction permits, including Administrative Site Development Permits and Shoreline Permits. For the construction and installation of structures, including picnic shelters, restrooms, etc., then Building Permits will be required. Each phase will also require Public Works Permits to address clearing, grading, erosion control, street improvements and utilities. Additionally, Flood Hazard Permits will be required for structures and construction within the floodplain.

### III. RECOMMENDATION

It is for these reasons that the Issaquah Development Commission recommends approval of the Master Site Plan for The Confluence Parks, File Nos. PLN 11-00054, Exhibits 1 through 17, subject to the following conditions:

-1-

Planning and/or construction permits will be required for each phase of the park development.

-2-

The right-of-way improvements, including the sidewalk and on-street parking construction, shall be coordinated and coincide with each phase of construction. Additionally, adequate parking will be required with each phase, in relation to the proposed uses.

-3-

Effort shall be made to minimize trail and development impacts on critical areas and those impacts shall be evaluated with the construction permits and subsequent environmental review.

-4-

The condition of the Mitigated Determination of Nonsignificance, issued on December 21, 2012 shall be met. The condition is as follows:

Additional environmental review is required for each project implementation phase. Details of park construction were not available with the Master Site Plan (MSP) application, so the potential environmental impacts of future park improvements could not be fully evaluated. Information necessary to fully evaluate potential environmental impacts and mitigation shall be required with subsequent applications for each project phase.

-5-

Required Impact Fees, such as the Fire Impact Fee, will be required to be paid at the time of Building Permit issuance.

-6-

Existing materials within the Anderson Barn and Farmhouse shall be reused and incorporated into the re-built structures as much as possible.

-7-

Barrier Free parking, in accordance with Table 1106.1 of the International Building Code, will need to be included in each parking area, and the stalls shall be appropriately labeled.

-8-

Bicycle parking spaces shall be provided throughout the site, and shall be a design compatible with The Confluence Parks theme and situated in publicly visible locations.

-9-

Additional Transportation Concurrency Review and Traffic Studies may be required depending on the proposed uses of the park and structures.

-10-

In accordance with the Transfer of Development Rights (TDR) Certification for the property on the corner of Rainier Blvd. N. and NW Holly Street, File No. PLN10-00054, up to 16 TDRs may be available for sale by the City. Prior to selling the TDRs, the Parks Department will need to expand and enhance stream buffer area within Confluence Park, establish a Stewardship Plan, and record a Covenant for the Preservation of Open Space. The area of preserved open space shall be equal to the amount of square footage of the property that TDR credit is being given.

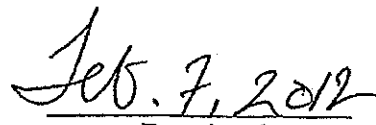
-11-

The Public Works Department shall consider potential traffic conflicts between the parking stalls on the south side of Holly Street and the adjacent streets and alleys to the north of Holly Street and make any necessary changes to the parking to avoid conflicts.

-12-

In future phases of the project, the Planning Department shall evaluate security concerns with the proposed parking lot at the south end of the development adjacent to the residential area.

  
Randolph Harrison, Chair  
Issaquah Development Commission

  
Date signed

#### EXHIBIT LIST:

1. Files and Application, PLN11-00054, received August 17, 2011.
2. Vicinity Map.
3. Detailed Project Narrative, received August 17, 2011.
4. Aerial Photo of Existing Site, received August 17, 2011.
5. Master Plan Colored Rendering, received August 17, 2011.
6. Wetlands and Streams Critical Areas Assessment, received August 17, 2011.
7. Site Plans, Surveys and Renderings, received August 17, 2011.
8. Environmental Checklist, received August 17, 2011.
9. Mitigated Determination of Nonsignificance, issued December 21, 2011.
10. Minutes from Community Conference, dated May 4, 2011
11. Certificate of Transportation Concurrency, CON11-00008, issued August 29, 2011.

12. Deed of Right to Use Land, Tollé Anderson, dated March 5, 2010.
13. Issaquah/King County Interlocal Agreement, Issaquah Creek Park, dated December 29, 1993.
14. Cybil-Madeline Park Acquisition Agreement, dated August 27, 1995.
15. Issaquah/King County Interlocal Agreement, Cybil Madeline Park, signed June 1, 1995.
16. Memorandum on the Wetland and Streams Critical Areas Assessment, dated November 8, 2011.
17. Email from Lee Woods to Christopher Wright, dated January 25, 2012.

RH/CW/cw